

Date : 25th July 2017.

FORM 1

To,

Mr. Boman Rustom Irani.

702, Natraj, M. V. Road Junction,

Western Express Highway,

Andheri (E), Mumbai – 400 014.

Subject : Certificate of Percentage of Completion of Construction Work of a standalone building [MahaRERA Registration Number being applied] on the Plot bearing C.S. No. 656/10 of Matunga Division, demarcated by its boundaries (LATITUDE -19.019153 – LONGITUDE - 72.852348) to the North, (LATITUDE - 19.018994- LONGITUDE - 72.85228) to the South; (LATITUDE - 19.019047 – LONGITUDE - 72. 852401) to the East; (LATITUDE - 19.019097 – LONGITUDE - 72.852229) to the West; situated at Mancherji Joshi road, Matunga, Mumbai- 400 014 admeasuring 741.64 sq.mts being developed by Mr. Boman Rustam Irani.

Ref: File at E.E. (B.P.) City's office bearing No.**CHE/CTY/1406/F/N/337**.

Dear Sir,

We, M/s P.N Bhobe & Associates, have undertaken assignment as the Architects for certifying Percentage of Completion of Construction Work of "Rati Manzil", a standalone building [MahaRERA Registration Number-being applied] situated on plot bearing C. S No. 656/10 of Matunga Division, situated at Mancherji Joshi Road, Matunga, Mumbai- 400 014 admeasuring 741.64 sq.mts. being developed by Mr. Boman Rustam Irani.

Following technical professionals are appointed by the Owner / Promoter:

- (i) M/s. P.N.BHOBE AND ASSOCIATES as the Architects.
- (ii) M/s H.M.RAJE Structural Consultants Pvt. Ltd. as Structural Consultants.
- (iii) MEP Consultant – M/s Sheth Techno Consultants Pvt. Ltd.
- (iv) Mr. Abhijit Phatarpekar as Site Supervisor.



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Based on the Site Inspection, with respect to the standalone Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project the registration being applied under MahaRERA is as per "Table A" herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in "Table B".

TABLE-A

Sr. No.	Tasks /Activity	Percentage of work done
(1)	(2)	(3)
1	Excavation	100%
2	Number of Basement(s) and Plinth (part basement for services & part for pit puzzle)	50%
3	Number of Podiums	Nil
4	Stilt Floor	Nil
5	Slabs of Super Structure	Nil
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Nil
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	5%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment ./CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	Nil



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TABLE-B

Internal and External Development Works.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Foothpaths.	NO	N.A.	
2	Water Supply	YES	Nil	
3	Sewerage (chamber, lines, Septic Tank, STP).	YES	Nil	
4	Storm Water Drains	YES	Nil	
5	Landscaping & Tree Planting	NO	N.A.	
6	Street Lighting	NO	N.A.	
7	Community Buildings	NO	N.A.	
8	Treatment and disposal of sewage and sullage water	NO	N.A.	
9	Solid Waste management & Disposal	NO	N.A.	
10	Water conservation, Rain water harvesting	YES	Nil	
11	Energy management	NO	N.A.	
12	Fire protection and fire safety requirements	YES	Nil	
13	Electrical meter room, sub-station, receiving station	YES	Nil	
14	Others (Option to Add more).	NO	N.A.	

Thanking you,

M/s P. N. Bhobe & Associates


(Mr. P. N. Bhobe)
(Reg. No.CA/80/5997)